

194 86-316-X PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a mobile home.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/We are the legal owner(s) of the property, which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

Terrance Reid Hunt

Signature

Terrance Reid Hunt

Address

(Type or Print Name)

Nancy Ellen Hunt

City and State

Nancy Ellen Hunt

Attorney for Petitioner:

18113 York Road 301-343-1505

(Type or Print Name)

Parkton, Maryland 21120

Signature

City and State

Address

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State

Name

Attorney's Telephone No.:

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of January, 1986 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of February, 1986, at 10:15 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 6, 1986

Mr. & Mrs. Terrance Reid Hunt
18113 York Road
Parkton, Maryland 21120

RE: Case No. 86-316-X
Terrance Reid Hunt,
et ux, Petitioners

Dear Mr. & Mrs. Hunt:

I am in receipt of a copy of the deed dated November 8, 1977. Please be advised that you should contact James G. Hoswell, Office of Planning & Zoning, to determine whether the subdivision was legally established and provides him with whatever information he thinks necessary.

Sincerely,
Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ/srl

cc: James G. Hoswell

IN RE: PETITION SPECIAL EXCEPTION
Beginning at the S/S of East
Ruhl Road, 1,000' N of the
centerline of South Ruhl
Road - 6th Election District
Terrance Reid Hunt, et ux,
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-316-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception in order to locate a residential trailer on the instant site, as more particularly described on Petitioners' Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the Petitioners purchased the subject property, zoned R.C.2, containing approximately seven acres, and located on Ruhl Road, for the express purpose of constructing their home. Since 1982, they have been paying on a mortgage, and at the same time, renting their current home. Their income will not permit much of a savings toward the building of the proposed home due to their current expenditures. If they were permitted to locate the mobile home on the site, they would finally be able to save enough to proceed to construction. They have talked with their neighbors and none object. The mobile home would be situated approximately 660 feet from Ruhl Road and would not be visible. The house will be constructed to the right of the proposed trailer site, i.e., 35 feet from the east property line and 165 feet from the west property line.

The Petitioners seek relief from Sections 1A01.2.C.21 and 415.1.d, pursuant to Section 502.1, Baltimore County Zoning Regulations (BCZR). It is clear that the BCZR permits the use requested by the Petitioners in an R.C.2 Zone by special exception. It is equally clear that the proposed use

would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioners.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing, and it appearing that by reason of the requirements of Section 502.1, having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of March, 1986, that the Petition for Special Exception

- 2 -

Property Description

Beginning on the south side of East Ruhl Road, 30 feet wide, at the distance of 1000 feet north of the centerline of South Ruhl Road. Beginning for the second thereof at an old boundary stone at the beginning point running thence south 13 degrees 28 minutes 33 seconds east 1733.26 feet to a stake, south 13 degrees 24 minutes 48 seconds east 437.00 feet to an old boundary pipe, south 66 degrees 22 minutes 38 seconds west 128.17 feet to an old boundary stone, north 13 degrees 42 minutes 18 seconds west 1521.82 feet to an old boundary stone 18 feet southeast of the center of East Ruhl Road, thence running along the southeast side of that road north 45 degrees 43 minutes 30 seconds east 242.78 feet to the place of beginning. CONTAINING seven acres and twenty-nine one thousandths of an acre (7.029) of land more or less.

Being the same lot of ground which by Deed dated July 1, 1982, and recorded among the land records of Baltimore County in Liber 6415, page 062, was granted and conveyed by Margaret Dawn Lawrence Wolfe unto Terrance Hunt and Nancy Hunt, his wife, as tenants by the entirety, their assigns, and unto the survivor of them, and the survivor's.



PETITION FOR SPECIAL EXCEPTION

6th Election District

LOCATION:

Beginning at South Side of East Ruhl Road, 1000 feet North of the Centerline of South Ruhl Road

DATE AND TIME:

Monday, February 24, 1986, at 10:15 a.m.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception to use the property for a mobile home.

Being the property of Terrance Reid Hunt, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
Beginning S/S of East Ruhl Rd. :
1000' N of C/L of South Ruhl : OF BALTIMORE COUNTY
Rd., 6th District :
TERRANCE REID HUNT, et ux, : Case No. 86-316-X
Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 31st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Terrance R. Hunt, 18113 York Rd., Parkton, MD 21120, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

FEB 2 1987

BALTIMORE COUNTY DEPARTMENT OF HEALTH
 Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Zoning Item # 194, Zoning Advisory Committee Meeting of Dec. 3, 1985
 Property Owner: Terrance Reid Hunt
 Location: 18113 York Rd. District 6th
 Water Supply: Private Sewage Disposal: Private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tube, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 194 Zoning Advisory Committee Meeting of Dec. 3, 1985
 Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- (X) Soil percolation tests (have been/must be) conducted.
 { } The results are valid until _____
 { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- (X) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 { } shall be valid until _____
 { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- (X) Others: At the time of occupancy the temporary mobile home should be disconnected from the sewage disposal system and removed

Jan. J. Forrest, Director
 BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204 2586
 494-4500

PAUL H. REINCKE
 CHIEF

December 17, 1985

Mr. Arnold Jablon
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Attention: Nick Commodari, Chairman
 Zoning Plans Advisory Committee

RE: Property Owner: Terrance R. Hunt, et ux
 Location: SS East Ruhl Road, 1000' N of South Ruhl Road
 Item No.: 194 Zoning Agenda: Meeting of December 3, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
 Planning Group Fire Prevention Bureau
 Special Inspection Division

/mb

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204
 494-3271

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

January 28, 1986

Re: Zoning Advisory Meeting of Dec-8-85, 1985
 Item # 194, Terrance R. Hunt, et ux
 Location: SS East Ruhl Rd., 1000' N. of South Ruhl Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- (X) There are no site planning factors requiring comment.
- () A County Review Group meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Planning calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 28-58 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____
- () Landscaping: Must comply with Baltimore County Landscape Manual, Bill 118-78. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____
- () The property is located in a traffic area control to by a "B" level intersection as defined by Bill 17-79, and its conditions change are reevaluated annually by the County Council. The Basic Services Areas are _____
- () Additional comments: _____

CC: James Howell
 Eugene A. Borer
 Chief, Current Planning and Development

BALTIMORE COUNTY
 DEPARTMENT OF TRAFFIC ENGINEERING
 TOWSON, MARYLAND 21204
 494-3350

STEPHEN E. COLLINS
 DIRECTOR

January 7, 1986

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Item No. -ZAC- Meeting of November 3, 1985
 Property Owner:
 Location:
 Existing Zoning:
 Proposed Zoning:

Acres:
 District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, and 206.

Michael S. Flaminian
 Traffic Engineer Associate II

MEF/bld

2/24
 86-316

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a mobile home.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/We are the legal owner(s) of the property, which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

Terrance Reid Hunt

Signature

Terrance Reid Hunt

Address

(Type or Print Name)

Nancy Ellen Hunt

City and State

Nancy Ellen Hunt

Attorney for Petitioner:

18113 York Road 301-343-1505

(Type or Print Name)

Parkton, Maryland 21120

Signature

City and State

Address

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State

Name

Attorney's Telephone No.:

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of January, 1986 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of February, 1986, at 10:15 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 6, 1986

Mr. & Mrs. Terrance Reid Hunt
18113 York Road
Parkton, Maryland 21120

RE: Case No. 86-316-X
Terrance Reid Hunt,
et ux, Petitioners

Dear Mr. & Mrs. Hunt:

I am in receipt of a copy of the deed dated November 8, 1977. Please be advised that you should contact James G. Hoswell, Office of Planning & Zoning, to determine whether the subdivision was legally established and provides him with whatever information he thinks necessary.

Sincerely,
Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ/srl

cc: James G. Hoswell

IN RE: PETITION SPECIAL EXCEPTION
Beginning at the S/S of East
Ruhl Road, 1,000' N of the
centerline of South Ruhl
Road - 6th Election District
Terrance Reid Hunt, et ux,
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-316-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception in order to locate a residential trailer on the instant site, as more particularly described on Petitioners' Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the Petitioners purchased the subject property, zoned R.C.2, containing approximately seven acres, and located on Ruhl Road, for the express purpose of constructing their home. Since 1982, they have been paying on a mortgage, and at the same time, renting their current home. Their income will not permit much of a savings toward the building of the proposed home due to their current expenditures. If they were permitted to locate the mobile home on the site, they would finally be able to save enough to proceed to construction. They have talked with their neighbors and none object. The mobile home would be situated approximately 660 feet from Ruhl Road and would not be visible. The house will be constructed to the right of the proposed trailer site, i.e., 35 feet from the east property line and 165 feet from the west property line.

The Petitioners seek relief from Sections 1A01.2.C.21 and 415.1.d, pursuant to Section 502.1, Baltimore County Zoning Regulations (BCZR). It is clear that the BCZR permits the use requested by the Petitioners in an R.C.2 Zone by special exception. It is equally clear that the proposed use

would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioners.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing, and it appearing that by reason of the requirements of Section 502.1, having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of March, 1986, that the Petition for Special Exception

- 2 -

Property Description

Beginning on the south side of East Ruhl Road, 30 feet wide, at the distance of 1000 feet north of the centerline of South Ruhl Road. Beginning for the second thereof at an old boundary stone at the beginning point running thence south 13 degrees 28 minutes 33 seconds east 1733.26 feet to a stake, south 13 degrees 24 minutes 48 seconds east 437.00 feet to an old boundary pipe, south 66 degrees 22 minutes 38 seconds west 128.17 feet to an old boundary stone, north 15 degrees 42 minutes 18 seconds west 1521.82 feet to an old boundary stone 18 feet southeast of the center of East Ruhl Road, thence running along the southeast side of that road north 45 degrees 43 minutes 30 seconds east 242.78 feet to the place of beginning. CONTAINING seven acres and twenty-nine one thousandths of an acre (7.029) of land more or less.

Being the same lot of ground which by Deed dated July 1, 1982, and recorded among the land records of Baltimore County in Liber 6415, page 062, was granted and conveyed by Margaret Dawn Lawrence Wolfe unto Terrance Hunt and Nancy Hunt, his wife, as tenants by the entirety, their assigns, and unto the survivor of them, and the survivor's.



Arnold Jablon
Zoning Commissioner of Baltimore County

AJ/srl

cc: Mr. & Mrs. Terrance Reid Hunt

People's Counsel

PETITION FOR SPECIAL EXCEPTION

6th Election District

LOCATION:

Beginning at South Side of East Ruhl Road, 1000 feet North of the Centerline of South Ruhl Road

DATE AND TIME:

Monday, February 24, 1986, at 10:15 a.m.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception to use the property for a mobile home.

Being the property of Terrance Reid Hunt, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
Beginning S/S of East Ruhl Rd. :
1000' N of C/L of South Ruhl : OF BALTIMORE COUNTY
Rd., 6th District :
TERRANCE REID HUNT, et ux, : Case No. 86-316-X
Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 31st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Terrance R. Hunt, 18113 York Rd., Parkton, MD 21120, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

FEB 2 1987



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

February 18, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Terrance R. Hunt
Mrs. Nancy E. Hunt
18113 York Road
Parkton, Maryland 21120

RE: Petition for Special Exception
Beg. @ S/S of East Ruhl Rd., 1000' N of the c/l of
South Ruhl Rd.
6th Election District
Terrance Reid Hunt, et ux - Petitioners
Case No. 86-316-X

Dear Mr. and Mrs. Hunt:

This is to advise you that \$65.25 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018523

more County, Maryland, and remit
aiding, Towson, Maryland

DATE 2/18/86 ACCOUNT 2146-A James E. Dyer
SIGN & POST RETURNED 2/24/86 AMOUNT \$ 65.00
RECEIVED FROM Terrance R. Hunt
FOR: Advertising and Posting re: Case 86-316-X
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 6, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 6, 1986.

THE JEFFERSONIAN,

Cost of Advertising

PETITION FOR SPECIAL EXCEPTION
4th Election District
LOCATION: Beg. @ S/S of East Ruhl Rd., 1000' N of the c/l of South Ruhl Rd.
DATE AND TIME: Monday, February 24, 1986, at 10:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property for a mobile home.
Being the property of Terrance Reid Hunt, et ux, as shown on the plan filed with the Zoning Office.
In the event that the Petitioner(s) is/are, a building permit may be issued within the thirty (30) day period.
The Zoning Commissioner will, however, entertain any request for a stay of the hearing of said petition during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or said the hearing.
By Order of:
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Feb. 6.

86-316-X

22

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-316-X

D-1 6th Date of Posting Feb. 5-86
Posted for: Special Exception
Petitioner: Terrance Reid Hunt, et ux
Location of property: S/S of East Ruhl Rd., 1000' N of the c/l of South Ruhl Rd.
Location of Sign: S/S of East Ruhl Rd., 1000' N of the c/l of South Ruhl Rd.
Remarks: See map of property
P ed by: J. E. Dyer Date of return: Feb. 7, 1986
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 5, 1986.

TOWSON TIMES,

38.25

86-316-X

Case No. 86-316-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
21st day of January, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner Terrance R. Hunt, et ux
Petitioner's Attorney

Received by: James E. Dyer, Jr.
Chairman, Zoning Plans
Advisory Committee

10-11-86
92
January 21, 1986

Mr. Arnold Jablon
Baltimore County Zoning Commission
County Office Building
111 West Chesapeake Ave.
Towson, Maryland 21204

Terry and Nancy Hunt
18113 York Road
Parkton, Maryland 21120
Tel. No. 301-343-1505

Re: Petition for Special Exception

Mr. Jablon,
I am writing you in regards to a Petition for Special Exception filed by my wife and I on November 18, 1985. In this Petition we are asking for the temporary placement of a mobile home on our 7 acre parcel of land in Ruhl, Md. until which time our permanent home can be built.
We are asking for this Exception at this time because the financial burden of paying for both a land mortgage and rental property has created an undue hardship on us. The granting of this Exception would greatly relieve our situation and allow us to proceed to our final goal of building our home.
Since every month that we remain in our present situation compounds our burden it is important to us that we receive an expedient answer to this matter. We are, however, stymied in our efforts since we have as yet not received a hearing date for our Petition.
Both my wife and I would greatly appreciate any efforts on your part that would result in the setting of a hearing date before the Zoning Commission. Our dilemma could thus, hopefully, be resolved.
Thank you for your time and consideration.

Very truly yours,

Terry and Nancy Hunt

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 29, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. and Mrs. Terrance Reid Hunt
18113 York Road
Parkton, Maryland 21120

RE: Item No. 194 - Case No. 86-316-X
Petitioners - Terrance R. Hunt, et ux
Special Exception Petition

Dear Mr. and Mrs. Hunt:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: T & T Surveying, Inc.
4314 Wilshire Avenue
Baltimore, Maryland 21206

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner

Date: January 31, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-316-X

The property description notes that this parcel of land was transferred from a larger property in 1982. Further, it is not a part of a recorded subdivision; consequently, the subject parcel may not be a buildable lot. Therefore, it is requested that consideration of the subject petition be held in abeyance until or unless the subdivision question is satisfactorily resolved.

Norman E. Gerber, AICP
Director

NEG:JGH:sim

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 23, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 194, Zoning Advisory Committee Meeting are as follows:

Property Owner: Terrance R. Hunt, et ux
Location: S/S East Ruhl Road, 1000' N of South Ruhl Road
District: 6th

APPLICABLE ITEMS ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #1785, the Baltimore Code for the Sanitary and Land Use (B.C.L.U.) - 1981 and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland architect or Engineer is not required on plans and technical data.
 - Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- All the Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. All the Groups require a one hour wall if closer than 3'-0" to an interior lot line. All wall shall be on an exterior lot line shall require a fire or party wall. See Table L-1, Section L-2.1, Section L-2.2 and Table L-2.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table S-5 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table L-1 and S-5 and have your Architect/Engineer contact this Department.
- The requested variance appears to conflict with Section (a) of the Baltimore County Building Code.
- When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also be filed along with the three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architect or Engineer seals are usually required. The change of the Groups are from L-1 to L-2. See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain. Flood Hazard. Please see the correct copy of Section 110.1 of the Building Code as adopted by Bill #1785. This plan shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- Comments: Mobile homes shall comply with Section 613.0 and are not to be considered a dwelling as they are constructed under mobile home regulations and do not comply to Building Code requirements.
- These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the final action of the Department. The applicant may obtain additional information by visiting Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief
Building Plans Section

BALTIMORE COUNTY DEPARTMENT OF HEALTH
 Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Zoning Item # 194, Zoning Advisory Committee Meeting of Dec. 3, 1985
 Property Owner: Terrance Reid Hunt
 Location: 18113 York Rd. District 6th
 Water Supply: Private Sewage Disposal: Private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tube, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 194 Zoning Advisory Committee Meeting of Dec. 3, 1985
 Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- (X) Soil percolation tests (have been/must be) conducted.
 - { } The results are valid until _____.
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- (X) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } shall be valid until _____.
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- (X) Others: At the time of occupancy the temporary mobile home should be disconnected from the sewage disposal system and removed

Jan. J. Forrest, Director
 BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204 2586
 494-4500

PAUL H. REINCKE
 CHIEF

December 17, 1985

Mr. Arnold Jablon
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Attention: Nick Commodari, Chairman
 Zoning Plans Advisory Committee

RE: Property Owner: Terrance R. Hunt, et ux
 Location: SS East Ruhl Road, 1000' N of South Ruhl Road
 Item No.: 194 Zoning Agenda: Meeting of December 3, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
 Planning Group Fire Prevention Bureau
 Special Inspection Division

/mb

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204
 494-3271

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

January 28, 1986

Re: Zoning Advisory Meeting of Dec-8-85, 1985
 Item # 194, TERRANCE R. HUNT, et ux
 Location: SS East Ruhl Rd., 1000' N. of South Ruhl Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- (X) There are no site planning factors requiring comment.
- () A County Review Group meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Planning calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 28-58 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual, Bill 118-78. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area control to by a "D" level intersection as defined by Bill 17-79, and its conditions change are reevaluated annually by the County Council. The Basic Services Areas are _____.
- () Additional comments: _____

CC: James Howell
 Eugene A. Borer
 Chief, Current Planning and Development

BALTIMORE COUNTY
 DEPARTMENT OF TRAFFIC ENGINEERING
 TOWSON, MARYLAND 21204
 494-3350

STEPHEN E. COLLINS
 DIRECTOR

January 7, 1986

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Item No. -ZAC- Meeting of November 3, 1985
 Property Owner:
 Location:
 Existing Zoning:
 Proposed Zoning:

Acres:
 District:

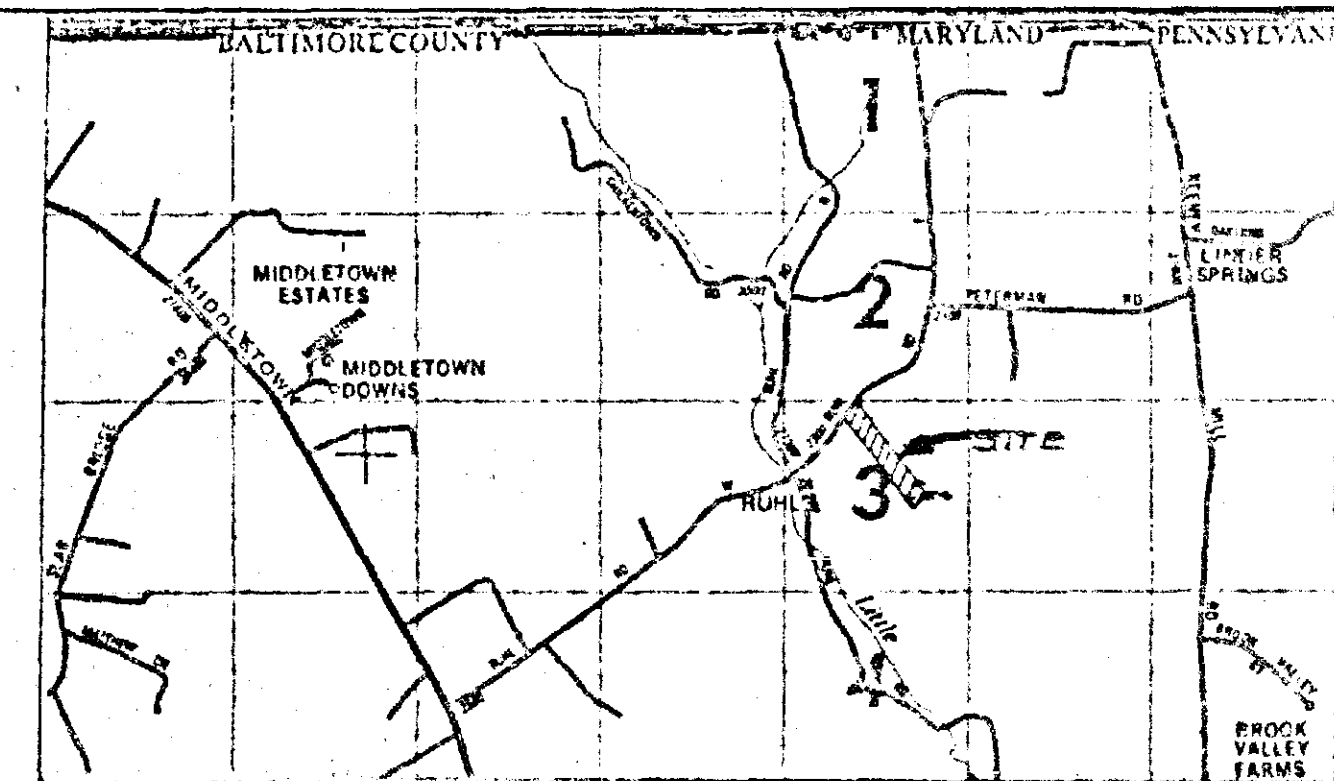
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, and 206.

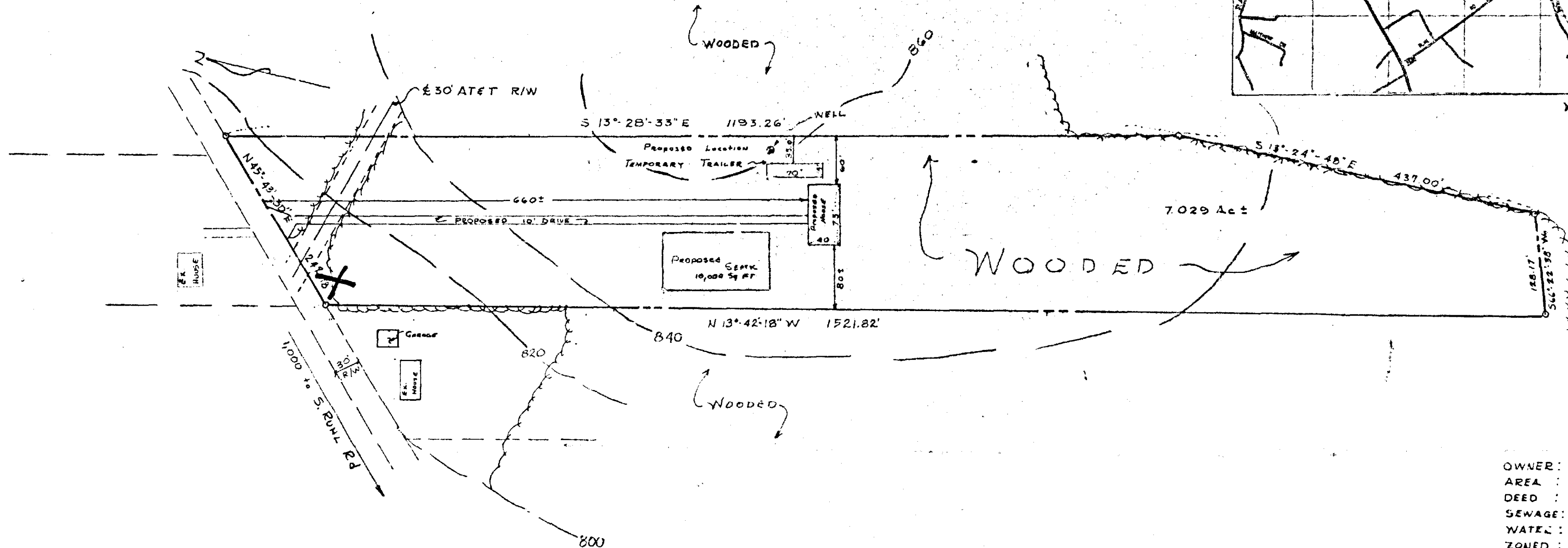
Michael S. Flaminian
 Traffic Engineer Associate II

MEF/bld

2/24
 86-316



VICINITY MAP
Scale: 1" = 2,000'

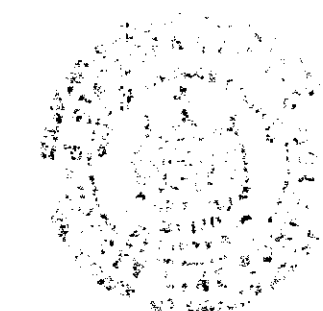
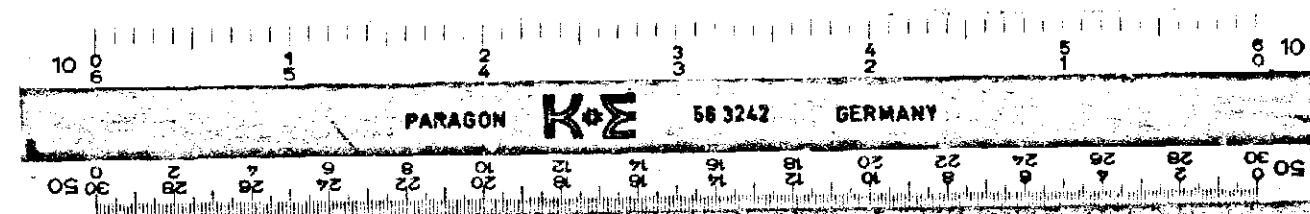


OWNER: TERRY & NANCY HUNT
AREA: 7.029 Ac ±
DEED: LIBER RRG 4122 Folio 578
SEWAGE: PRIVATE
WATER: PRIVATE
ZONED: RC-2
ELECTION DISTRICT #6

PLAT TO ACCOMPANY ZONING VARIANCE
SCALE 1" = 100'

PETITIONER'S
SUBMIT 1

NOTE: THIS IS NOT A BOUNDARY SURVEY



T & T SURVEYING INC
4314 WILLSHIRE AVE
BALTIMORE, MARYLAND
21206
301-465-7986

194

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a mobile home.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/We are the legal owner(s) of the property, which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

Terrance Reid Hunt

Signature

Terrance Reid Hunt

Address

(Type or Print Name)

Nancy Ellen Hunt

City and State

Nancy Ellen Hunt

Attorney for Petitioner:

18113 York Road 301-343-1505

(Type or Print Name)

Parkton, Maryland 21120

Signature

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Address

City and State

Name

Attorney's Telephone No.:

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of January, 1986 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of February, 1986, at 10:15 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 6, 1986

Mr. & Mrs. Terrance Reid Hunt
18113 York Road
Parkton, Maryland 21120

RE: Case No. 86-316-X
Terrance Reid Hunt,
et ux, Petitioners

Dear Mr. & Mrs. Hunt:

I am in receipt of a copy of the deed dated November 8, 1977. Please be advised that you should contact James G. Hoswell, Office of Planning & Zoning, to determine whether the subdivision was legally established and provides him with whatever information he thinks necessary.

Sincerely,
Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ/srl

cc: James G. Hoswell

IN RE: PETITION SPECIAL EXCEPTION
Beginning at the S/S of East
Ruhl Road, 1,000' N of the
centerline of South Ruhl
Road - 6th Election District
Terrance Reid Hunt, et ux,
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-316-X

Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception in order to locate a residential trailer on the instant site, as more particularly described on Petitioners' Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the Petitioners purchased the subject property, zoned R.C.2, containing approximately seven acres, and located on Ruhl Road, for the express purpose of constructing their home. Since 1982, they have been paying on a mortgage, and at the same time, renting their current home. Their income will not permit much of a savings toward the building of the proposed home due to their current expenditures. If they were permitted to locate the mobile home on the site, they would finally be able to save enough to proceed to construction. They have talked with their neighbors and none object. The mobile home would be situated approximately 660 feet from Ruhl Road and would not be visible. The house will be constructed to the right of the proposed trailer site, i.e., 35 feet from the east property line and 165 feet from the west property line.

The Petitioners seek relief from Sections 1A01.2.C.21 and 415.1.d, pursuant to Section 502.1, Baltimore County Zoning Regulations (BCZR).

It is clear that the BCZR permits the use requested by the Petitioners in an R.C.2 Zone by special exception. It is equally clear that the proposed use

would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioners.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing, and it appearing that by reason of the requirements of Section 502.1, having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of March, 1986, that the Petition for Special Exception

- 2 -

Property Description

Beginning on the south side of East Ruhl Road, 30 feet wide, at the distance of 1000 feet north of the centerline of South Ruhl Road. Beginning for the second thereof at an old boundary stone at the beginning point running thence south 13 degrees 28 minutes 33 seconds east 1733.26 feet to a stake, south 13 degrees 24 minutes 48 seconds east 437.00 feet to an old boundary pipe, south 66 degrees 22 minutes 38 seconds west 128.17 feet to an old boundary stone, north 13 degrees 42 minutes 18 seconds west 1521.82 feet to an old boundary stone 18 feet southeast of the center of East Ruhl Road, thence running along the southeast side of that road north 45 degrees 43 minutes 30 seconds east 242.78 feet to the place of beginning. CONTAINING seven acres and twenty-nine one thousandths of an acre (7.029) of land more or less.

Being the same lot of ground which by Deed dated July 1, 1982, and recorded among the land records of Baltimore County in Liber 6415, page 062, was granted and conveyed by Margaret Dawn Lawrence Wolfe unto Terrance Hunt and Nancy Hunt, his wife, as tenants by the entirety, their assigns, and unto the survivor of them, and the survivor's.



PETITION FOR SPECIAL EXCEPTION

6th Election District

LOCATION:

Beginning at South Side of East Ruhl Road, 1000 feet North of the Centerline of South Ruhl Road

DATE AND TIME:

Monday, February 24, 1986, at 10:15 a.m.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception to use the property for a mobile home.

Being the property of Terrance Reid Hunt, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
Beginning S/S of East Ruhl Rd. :
1000' N of C/L of South Ruhl : OF BALTIMORE COUNTY
Rd., 6th District :
Terrance Reid Hunt, et ux, : Case No. 86-316-X
Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 31st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Terrance R. Hunt, 18113 York Rd., Parkton, MD 21120, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

FEB 2 1987



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

February 18, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Terrance R. Hunt
Mrs. Nancy E. Hunt
18113 York Road
Parkton, Maryland 21120

RE: Petition for Special Exception
Beg. @ S/S of East Ruhl Rd., 1000' N of the c/l of
South Ruhl Rd.
6th Election District
Terrance Reid Hunt, et ux - Petitioners
Case No. 86-316-X

Dear Mr. and Mrs. Hunt:

This is to advise you that \$65.25 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018523

more County, Maryland, and remit
aiding, Towson, Maryland

DATE 2/18/86 ACCOUNT 21-01-01-1000

2/18/86-21-01-01-1000

2/24/86 AMOUNT \$ 65.00

RECEIVED FROM Terrance R. and Nancy E. Hunt

FOR: Advertising and Posting re: Case 86-316-X

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 6, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 6, 1986.

THE JEFFERSONIAN,

Cost of Advertising

PETITION FOR SPECIAL
EXCEPTION
4th Election District

LOCATION: Beg. @ S/S of East Ruhl Rd., 1000' N of the c/l of South Ruhl Rd.
DATE AND TIME: Monday, February 24, 1986, at 10:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property for a mobile home. Being the property of Terrance Reid Hunt, et ux, as shown on the plan filed with the Zoning Office. In the event that the Petitioner(s) is/are not present at the hearing, the Zoning Commissioner may, at his/her discretion, grant the exception and the Zoning Commissioner will, however, entertain any request for a stay of the hearing of said petition during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or said the hearing.

By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Feb. 6.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

D-1 6th Date of Posting Feb. 5-86
Posted for: Special Exception
Petitioner: Terrance Reid Hunt, et ux
Location of property: S/S of East Ruhl Rd., 1000' N of the c/l of South Ruhl Rd.
Location of Sign: S/S of East Ruhl Rd., 1000' N of the c/l of South Ruhl Rd.
Remarks: See above
P ed by: J. J. [Signature] Date of return: Feb. 7, 1986
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 5, 1986.

TOWSON TIMES,

38.25

Case No. 86-316-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
21st day of January, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner Terrance R. Hunt, et ux
Petitioner's Attorney

Received by: James E. Dyer, Jr.
Chairman, Zoning Plans
Advisory Committee

Mr. Terrance R. Hunt
Mrs. Nancy E. Hunt
18113 York Road
Parkton, Maryland 21120

January 24, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
Beg. @ S/S of East Ruhl Rd., 1000' N of
the c/l of South Ruhl Rd.
6th Election District
Terrance Reid Hunt, et ux - Petitioners
Case No. 86-316-X

TIME: 10:15 a.m.

DATE: Monday, February 24, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012372

DATE 1/24/86 ACCOUNT 21-01-01-1000

2/24/86 AMOUNT \$ 35.00

RECEIVED FROM Terrance R. and Nancy E. Hunt

FOR: Advertising and Posting re: Case 86-316-X

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 29, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS
Bureau of Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. and Mrs. Terrance Reid Hunt
18113 York Road
Parkton, Maryland 21120

RE: Item No. 194 - Case No. 86-316-X
Petitioners - Terrance R. Hunt, et ux
Special Exception Petition

Dear Mr. and Mrs. Hunt:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: T & T Surveying, Inc.
4314 Wilshire Avenue
Baltimore, Maryland 21206

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner

Date: January 31, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-316-X

The property description notes that this parcel of land was transferred from a larger property in 1982. Further, it is not a part of a recorded subdivision; consequently, the subject parcel may not be a buildable lot. Therefore, it is requested that consideration of the subject petition be held in abeyance until or unless the subdivision question is satisfactorily resolved.

Norman E. Gerber, AICP
Director

NEG:JGH:sim

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 23, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 194, Zoning Advisory Committee Meeting are as follows:

Property Owner: Terrance R. Hunt, et ux
Location: S/S East Ruhl Road, 1000' N of South Ruhl Road
District: 6th

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #1785, the Baltimore Code for the Sanitary and Land Use (B.C.L.U.S.) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland architect or engineer is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All the Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls. Groups A-1 through A-3 require a minimum of 2 hour fire rating for exterior walls. Groups A-4 through A-6 require a minimum of 4 hour fire rating for exterior walls. Groups A-7 through A-9 require a minimum of 4 hour fire rating for exterior walls. Groups A-10 through A-12 require a minimum of 4 hour fire rating for exterior walls. Groups A-13 through A-15 require a minimum of 4 hour fire rating for exterior walls. Groups A-16 through A-18 require a minimum of 4 hour fire rating for exterior walls. Groups A-19 through A-21 require a minimum of 4 hour fire rating for exterior walls. Groups A-22 through A-24 require a minimum of 4 hour fire rating for exterior walls. Groups A-25 through A-27 require a minimum of 4 hour fire rating for exterior walls. Groups A-28 through A-30 require a minimum of 4 hour fire rating for exterior walls. 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BALTIMORE COUNTY DEPARTMENT OF HEALTH
 Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Zoning Item # 194, Zoning Advisory Committee Meeting of Dec. 3, 1985
 Property Owner: Terrance Reid Hunt
 Location: 18113 York Rd. District 6th
 Water Supply: Private Sewage Disposal: Private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tube, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 194 Zoning Advisory Committee Meeting of Dec. 3, 1985
 Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- (X) Soil percolation tests (have been/must be) conducted.
 { } The results are valid until _____
 { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- (X) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 { } shall be valid until _____
 { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- (X) Others: At the time of occupancy the temporary mobile home should be disconnected from the sewage disposal system and removed

Jan. J. Forrest, Director
 BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204 2586
 494-4500

PAUL H. REINCKE
 CHIEF

December 17, 1985

Mr. Arnold Jablon
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Attention: Nick Commodari, Chairman
 Zoning Plans Advisory Committee

RE: Property Owner: Terrance R. Hunt, et ux
 Location: SS East Ruhl Road, 1000' N of South Ruhl Road
 Item No.: 194 Zoning Agenda: Meeting of December 3, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
 Planning Group Fire Prevention Bureau
 Special Inspection Division

/mb

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204
 494-3271

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

January 28, 1986

Re: Zoning Advisory Meeting of Dec-8-23, 1985
 Item # 194, Terrance R. Hunt, et ux
 Location: SS East Ruhl Rd., 1000' N. of South Ruhl Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- (X) There are no site planning factors requiring comment.
- () A County Review Group meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Planning calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 28-58 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____
- () Landscaping: Must comply with Baltimore County Landscape Manual, Bill 118-78. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____
- () The property is located in a traffic area control to by a "B" level intersection as defined by Bill 17-79, and its conditions change are reevaluated annually by the County Council. The Basic Services Areas are _____
- () Additional comments: _____

CC: James Howell
 Eugene A. Borer
 Chief, Current Planning and Development

BALTIMORE COUNTY
 DEPARTMENT OF TRAFFIC ENGINEERING
 TOWSON, MARYLAND 21204
 494-3350

STEPHEN E. COLLINS
 DIRECTOR

January 7, 1986

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Item No. -ZAC- Meeting of November 3, 1985
 Property Owner:
 Location:
 Existing Zoning:
 Proposed Zoning:

Acres:
 District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, and 206.

Michael S. Flaminian
 Traffic Engineer Associate II

MEF/bld

2/24
 86-316

